



## House Six-bedroom (7+kk)

Sold

265 m<sup>2</sup>, Prague 9, Kyje, Burdova





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Total area	265 m <sup>2</sup>
Plot	774 m <sup>2</sup>
Foot print	196 m <sup>2</sup>
Garden	578 m <sup>2</sup>
Floor area	211 m <sup>2</sup>
Parking	Yes
Garage	54 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	100719

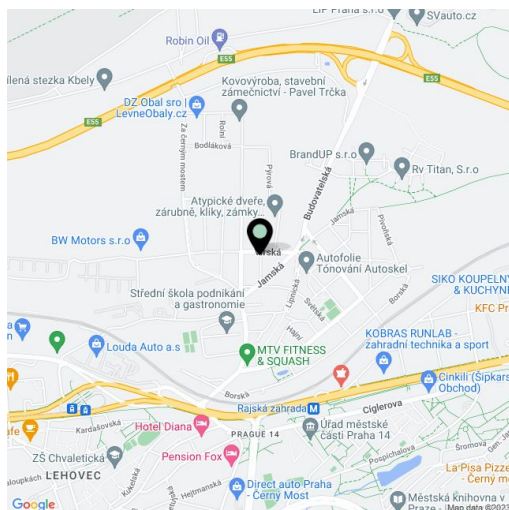
**This high-quality new build multi-generational family house, completed about three years ago, is surrounded by a landscaped garden in a quiet residential area in the Kyje district, 5 minutes by bus from a metro station or train station.**

The building is designed as a **semi-detached house with two entrances and two garages**. The current layout consists of a generously designed living space with a kitchen, a study, a **dressing room**, 2 separate toilets, 2 vestibules, and two staircases leading to the first floor, where there are 4 bedrooms and 2 bathrooms. On warm days, the living space can be extended by a **west-facing garden terrace**. **Two completely separate housing units** can be created with an easy modification (a partition in the living room).

The house was completed at the end of 2019. **High-quality facilities** include **wooden floors, aluminum windows, electrically controlled front window blinds** or a **bioclimatic aluminum pergola** with rotating and sliding slats. The kitchen is fully equipped with built-in appliances; the house stands out for its amount of storage space (including in the attic). The interior doors are by **Sapeli**. Each half of the house is heated by its own gas boiler, which complements the **fireplace** in the living room. Convenient parking is provided by **2 garages and outdoor parking**, the gate to the yard is remote controlled. There is a **water well** in the maintained grassy garden with mature trees.

There is a **private Montessori kindergarten** or a **riding club** a few minutes' walk from the house, and an elementary school and high school, a supermarket, a pharmacy, and other services are within a short driving distance. A metro station (Rajská zahrada) is a 5-minute bus ride away, as well as the Praha-Satalice Railway Station, from where you can get to the city center to the Masaryk Railway Station quickly and directly. When travelling by car, an advantage is the quick connection to the Prague Ring Road and the D10 highway. It is not far from the **Klánovice-Čihadla nature park, Bažantnice** with the Cihelna natural monument, or the newly emerging **Arborka Park**, which you can get to by a **bike path** that passes by the house.

Usable area 265.42 m<sup>2</sup> (of which interior 211 m<sup>2</sup>, garages 16 + 19 m<sup>2</sup> and outdoor parking space 19 m<sup>2</sup>), built-up area 196 m<sup>2</sup>, garden 578 m<sup>2</sup>, plot 774 m<sup>2</sup>.

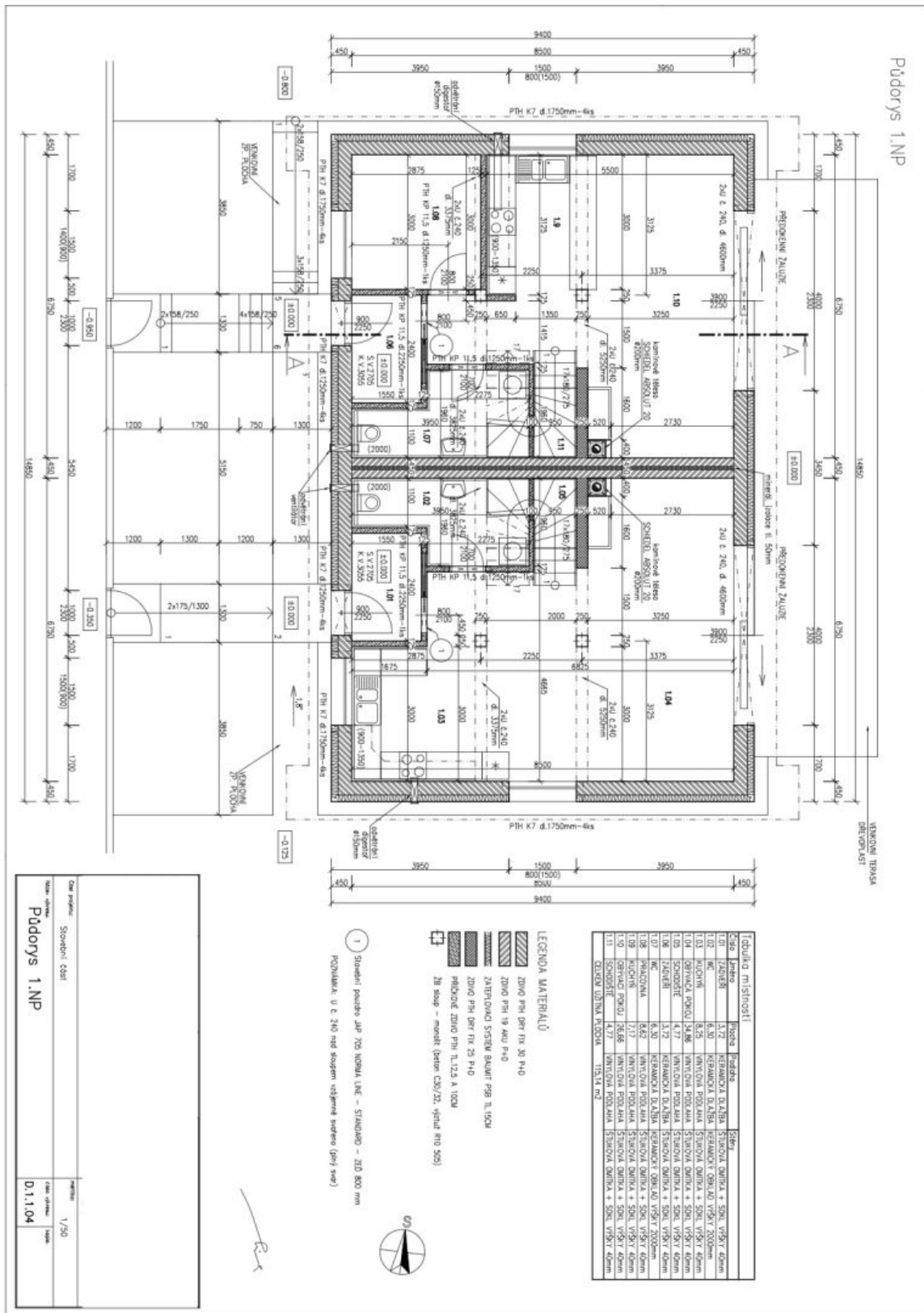




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